



City of Annapolis

Department of Planning & Zoning

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Board of Appeals

April 7, 2015

The Board of Appeals of the City of Annapolis held its regularly scheduled meeting on April 7, 2015 in the City Council Chambers. **Chair** Meyers called the meeting to order at 7:07pm.

Members Present: D. Meyers-**Chair**, R. Gallagher, V. Garcia

Members Absent: C. Zazzali-**Vice Chair**

Staff Present: G. Elson-Board Attorney, P. Gutwald, T. Smith, K. Scott, C. Gudenius

CLOSED SESSION

The Board of Appeals held a joint closed session on March 18, 2015 with the Planning Commission and there were no actions taken at the closed session.

C. APPROVAL OF THE AGENDA

Mr. Gallagher moved approval of the agenda as amended to move Public Hearing Item 2 to the top of the agenda. Ms. Garcia seconded the motion. The motion passed unanimously in a vote of 3-0.

D. PUBLIC HEARING

2. Megan Davis Variance, VAR2015-002

Ms. Gudenius presented the City's review of the Davis variance application.

Mr. Reinecker and Ms. Davis presented the applicant's case and had nothing more to add to what staff presented.

Public testimony opened at 7:16pm and no one from the public spoke in favor or opposition to the variance application so **Chair** Meyers declared the public hearing closed at 7:17pm.

Chair Meyers accepted the following exhibits into the record.

Exhibit Number	Board of Appeals Exhibit Type
1	Staff Memorandum dated March 31, 2015 with attachments

1. Ronald & Rochelle Hollander Appeal, APL 2015-001

Mr. Scott presented the City's review of the Hollander appeal.

Mr. Jonathan Hodgson, Attorney, presented the Hollander's case and asked several questions of Mr. Scott regarding his review of the application.

Mr. Lines, Project Architect, testified on the case.

Mr. Pitchford, Arborist, testified on the case.

Mr. Shuman, Professional Engineer, testified on the case.

Mr. Hollander testified as the applicant on the application.

Public testimony opened at 9:47pm and those speaking on the application are listed below.

Name	Address	In Favor	In Opposition	Commented On
David Jenkins	26 Spa View Circle			

The public testimony on this application will remain open to allow for additional testimony.

Chair Meyers accepted the following exhibits into the record.

Exhibit Number	City Staff Exhibits
1	Staff memorandum dated March 31, 2015 with attachments
Exhibit Type	Appellants Exhibits
1	24 Spa View Circle Vicinity Map dated 11/6/14
2	Waterway and Front Yard Setbacks as indicated by Ed Brown and Terry Shuman
3	Overlay of the Positioning of Structures on each lot as calculated by Ed Brown and Terry Shuman
4	Architectural Rendering of Subject Property
5	Gregory Lines Resume
6	Set of Images Copied from Nasser Development Company website
7	Hodgson Memorandum dated 4/7/15
8	Packet of Photographs
9	24 Spa View Circle Bulkhead Photograph
Exhibit Type	Applicant's Exhibits
1	Applicant's Exhibit Packet "1" – "16"
2	Order dated 3/5/07
3	Declaratory Judgment Order dated 10/15/2010
4	Schwab Landscape Plan L1

The Board recessed at 9:36pm and reconvened at 9:45pm.

Given the lateness of the hour, the Board continued the Hollander Appeal to its May 5, 2015 meeting.

E. APPROVAL OF MINUTES

The voting on the March 2, March 3 and March 18, 2015 meeting minutes were deferred to the May 5, 2015 meeting.

F. DELIBERATIONS

2. Megan Davis Variance, VAR2015-002

Mr. Gallagher moved to approve the Davis variance request based on the findings of fact and the staff report. Ms. Garcia seconded the motion. The motion passed unanimously in a vote of 3-0.

G. SIGNING OF OPINIONS

1. 4WALDO, LLC, #VAR2014-10

Ms. Garcia moved to approve the variance request based on the findings of fact and staff report. **Chair** Meyers seconded the motion. The motion passed unanimously in a vote of 2-0. (Gallagher did not vote)

2. Criswell Audio Special Exception, S.E. #2014-004

Ms. Garcia moved to approve the special exception request based on the findings of fact and the staff report. **Chair** Meyers seconded the motion. The motion passed unanimously in a vote of 2-0. (Gallagher did not vote)

3. Shipwright

Ms. Garcia moved to approve the variance request based on the findings of fact and staff report. **Chair** Meyers seconded the motion. The motion passed unanimously in a vote of 2-0. (Gallagher did not vote)

H. ADJOURNMENT

With there being no further business, Ms. Garcia moved to adjourn the meeting at 9:57pm. Mr. Gallagher seconded the motion. The motion passed unanimously in a vote of 3-0.

Tami Hook, Recorder